

# Unified Zoning Ordinance Update

Unified Zoning Ordinance

DRAFT



Tricentennial Plan  
1733 -2033

Chatham County - Savannah  
Metropolitan Planning Commission



## BUSINESS & MIXED-USE DISTRICTS COMPONENT 3

TECHNICAL COMMITTEE MEETING  
NOVEMBER 19, 2008



# Status



## Zoning Districts

- Single-family Residential; Multi-family Residential; Traditional Residential; Manufactured Home Residential (underway)

## Uses

- Cluster Development (underway)
- Will research cottage development option

## Overlay Districts

- Protected River Corridor (first draft)
- Airport, Airfield Overlay (underway)
- Victorian District (first draft)

## General Site Development Standards

- Access Management and Circulation (underway)
- Outdoor Storage and Display (underway)
- Outdoor Site Lighting (first draft)

# Status



## Natural Resources

- Open Space (underway)
- Protected Roadways (underway)

## Other

- Met with County Engineering to discuss Groundwater Recharge Areas, Wetlands Protection, Coastal Marsh Buffers, and Protected River Corridor Overlay District
- Met with SDRA to discuss Downtown Master Plan and Broughton Street Redevelopment Plan (integration into UZO)
- Met with City Engineering to discuss Single-family Residential zoning districts, cluster development and street cross-sections
- Scheduled to meet with SDRA, Parking Services, City Development Services, Traffic Engineering to discuss downtown parking programs and issues in preparation of the "Off-Street Parking and Loading" section

# Status



## Other

- Analyzing urban residential neighborhoods to determine appropriate zoning
- Beginning the mapping process to show district conversion (existing vs. proposed)
- Meeting with County and City Public Information Officers to publicize UZO
  - Looking to produce videos to explain concept of zoning and the Unified Zoning Ordinance
  - Web links to the UZO webpage, newsletter articles
  - Public Information document, brochure
- Meeting with Elected Officials in December to provide a status update
- Planning Session December 9

# Business and Mixed-Use Zoning Districts



Categories include:

- Traditional Neighborhood (2 districts)
- Traditional Commercial (3 districts)
- Downtown (4 districts)
- Office and Institutional (2 districts)
- Business (5 districts)

Of 16 districts, 15 are mixed-use (i.e., some type of housing is allowed)

-Promotes affordability, sustainability & vitality



## Traditional Neighborhood (TN-1, TN-2)

### TN-1 District:

Specific to the  
Victorian District

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Victorian District  
now has 6 zoning  
districts specific to  
the neighborhood

The TN-1 and TC  
districts will replace  
these districts

### **Introduction**

The Traditional Neighborhood (“TN”) districts are established to allow residential-oriented mixed-use development in areas that were established in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Residential uses are the foundation of the TN districts, but each TN district also allows a mix of non-residential uses. It is this mix of residential, commercial, and institutional uses that distinguishes TN districts from Residential Single Family (RSF) and Traditional Residential (TR) districts. The TN districts are listed below.

### **Traditional Neighborhood-1**

The TN-1 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1920 during the streetcar era. While the district provides for primarily residential uses, it also includes limited non-residential uses that are considered compatible with the residential character of the neighborhood. The TN-1 district is intended for use only within the Victorian Historic Overlay District.



## Traditional Neighborhood (TN-2)

Mixed-use district for  
Thomas Square  
Streetcar Historic  
District

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Predominantly  
residential; limited  
commercial and  
nonresidential uses  
allowed on corner lots

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Commercial corridors  
will be a TC  
designation

### **Traditional Neighborhood-2**

The TN-2 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Thomas Square Streetcar Historic Overlay District.



# Traditional Commercial

For older, urban mixed-use areas adjacent to and south of downtown

Three districts help to discern character differences and vary the intensity of uses

TC-1: "Main Street" commercial pattern

TC-2: Busier commercial corridors

TC-3: "Large-scale" uses

## Introduction

The Traditional Commercial ("TC") districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a "Main Street" character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The intensity of uses allowed is indicated by the number following the district name, with the TC-1 being the most limited district and TC-3 the most intense. The TC districts are listed below.

## Traditional Commercial-1 (TC-1)

The TC-1 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.



## Traditional Commercial

For older, urban mixed-use areas adjacent to and south of downtown

Three districts help to discern character differences and vary the intensity of uses

TC-1: "Main Street" commercial pattern

TC-2: Busier Commercial corridors

TC-3: "Large-scale" uses

### **Traditional Commercial-2 (TC-2)**

The TC-2 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for the creation of commercial corridors along higher classifications of streets that traverse historic neighborhoods.

### **Traditional Commercial-3 (TC-3)**

The TC-3 district is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. This district is intended to facilitate the integration of large scale developments in a traditional neighborhood setting.



## Downtown

4 districts address the varying character of downtown:

Residential

Commercial

Central Bus. District

Waterfront

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District for downtown expansion areas under review—Planned District for large master planned projects

### **Introduction**

The Downtown (“D”) districts are established to maintain and enhance the historic development patterns and mixed use character of Downtown Savannah and to encourage compatible infill development. Each D district promotes a predominant land use activity (residential, entertainment, or commercial) while still allowing for other uses to locate in the district. Development standards within the D districts are intended to continue historic patterns originating from the Oglethorpe Plan, including pedestrian-orientation, lane access, lot coverage, height, and setbacks. The D districts are intended for use within the Downtown Savannah Historic District, where design and development requirements of the Landmark Historic Overlay District will also apply. The D districts are listed below.



## Downtown

4 districts address  
the varying character  
of downtown:

Residential

Commercial

Central Bus. District

Waterfront

### **Downtown Residential (D-R)**

The D-R district is established to accommodate residential and limited non-residential uses in a downtown setting. This district recognizes the predominance of residential uses within certain areas of downtown and also acknowledges the historic inclusion of nonresidential uses. By continuing this land use pattern in the present day, the D-R district ensures that residential and non-residential uses can continue to co-exist harmoniously within the Downtown.

### **Downtown Commercial (D-C)**

The D-C district is established to accommodate commercial, residential and mixed use development in areas of the downtown that have a business focus, but are outside of the Central Business District and Waterfront areas. Uses in this district are generally less intensive than those found in the D-CBD and D-W districts, but more intensive than those found in the D-R district.



## Downtown

4 districts address the varying character of downtown:

Residential

Commercial

Central Bus. District

Waterfront

### **Downtown Waterfront (D-W)**

The D-W district is established to promote entertainment-oriented commercial development along River Street and Factors Walk. The D-W district emphasizes entertainment, lodging, and retail uses while also allowing an array of other compatible uses, including offices, upper story residential, and marine-oriented businesses.

### **Downtown Central Business District (D-CBD)**

The D-CBD district is established to reinforce downtown Savannah's position as the commercial hub of the metropolitan region. The district is intended to ensure harmonious development, redevelopment and rehabilitation of uses in the historic downtown core by integrating an appropriate mix of retail, office, entertainment, civic, and residential uses.



## Office and Institutional Districts

Existing ordinances lack a true office-oriented zoning district (too many retail-oriented uses permitted in existing I-P district)

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OI-T intended for residential conversions in areas where circumstances have diminished residential viability

### **Introduction**

The Office and Institutional (“OI”) districts are established to provide areas for offices and other low intensity commercial uses. Multi-family residential may be allowed in some districts. The OI districts are listed below.

### **Office and Institutional District (OI)**

The Office and Institutional (“OI”) district is established to allow office uses as well as a limited range of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to business districts and may be used as a buffer between commercial areas and residential neighborhoods.

### **Office and Institutional-Transition District (OI-T)**

The Office and Institutional-Transition (“OI-T”) district is established to facilitate the orderly transition of properties originally developed for residential use to limited non-residential uses. These properties are located in areas where increased automobile traffic, road widening, or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.



## Business Districts

5 districts  
(reduced from 20+)

Zoning Strategy for  
Commercial areas:

“D” districts for  
Downtown

“TC” districts for  
other historic  
neighborhoods

“B” districts for  
everywhere else

### **Introduction**

The Business (“B”) districts are established to allow nonresidential uses and limited residential uses. The intensity of uses allowed is indicated by the suffix following the district name, with the B-T being the most limited district and B-R the most intense. The B districts are listed below.

### **Transitional Business (B-T)**

The B-T district is established to accommodate a variety of residential uses and a limited range of small-scale, neighborhood-oriented commercial and nonresidential uses together within the same district. The purpose of this arrangement is to provide for a transitional area between Residential and Business districts, as well as to provide for the opportunity for neighborhood-serving businesses to locate in close proximity to residential uses. The B-T district is intended to be used in conjunction with nearby or adjacent RSF, RMF, or RMH districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses.



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### **Neighborhood Business District (B-N)**

The B-N district is established to permit small-scale, neighborhood-oriented nonresidential uses and upper story residential uses. Their proper development and use is facilitated through sufficient development standards to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. Uses in this district are intended to be located on higher classification of streets within convenient traveling distance from neighborhoods which they will serve.

### **Community Business District (B-C)**

The B-C district is established to accommodate a range of commercial uses of varying scales. Their proper development and use is facilitated through sufficient development standards to reduce or prevent impacts on adjacent or nearby residential districts. Uses in this district are intended to be located on higher classification of streets to serve a community-wide market area.



## Business Districts

5 districts  
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Zoning Strategy for  
Commercial areas:

"D" districts for  
Downtown

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### **Regional Business District (B-R)**

The B-R District is established to accommodate a range of indoor and outdoor commercial uses of varying scale, including the largest and most intensive uses. Uses in this district are intended to serve the regional market area and should be located on arterial streets and at major intersections that are capable of handling large volumes of traffic.

### **Maritime Business District (B-M)**

The B-M district is established to provide for commercial marine facilities and limited commercial and residential uses in waterfront locations. However, because areas that are suitable for marinas vary widely in terms of character, environmental constraints, accessibility, and surrounding uses, the storage and launching of boats is the only use that is allowed by right in this district. All other uses often associated with marine activities, including repair services, dry dock facilities, refueling, retail and restaurants are considered to be separate uses and are only allowed with approval of a special use permit.

# Today's Discussion



- Review district uses (See use matrix handout)
- District-wide standards (See various zoning district handouts)